

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1623** Parcel number(s): **477901138008**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Telluride Transfer Company Grain Warehouse Building**
 6. Current Building Name: **Telluride Council for the Arts and Humanities Building**
 7. Building Address: **201-235 S. Fir Street**
 8. Owner Name and Address: **Zoline Telluride Properties III LLC
c/o Gumbiner Savett et. al. Inc.
516 and One Half Hill Street
Santa Monica, CA 90405**

**THLD RATING:****Contributing to District**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252870 mE** **4202245 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 11 13, Block 17**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2444 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
Erected as a warehouse in the late 1880s or early 1890s, this is a 1.5-story, rectangular-shaped, stone building. Its rough-coursed sandstone walls extend to grade, and its steeply-pitched side gable roof is covered with corrugated metal laid over transverse 2x wood rafters. Four non-historic skylights penetrate the west-facing roof slope, while corrugated metal also appears in the upper gable ends on the north and south elevations. The building's east elevation faces toward S. Fir Street on the east elevation. This elevation is penetrated by a set of paired wood-paneled doors, and two single wood-paneled doors, each with one upper sash light. These doors enter the building from a concrete porch which covers the entire east elevation. This porch is covered by a shed roof supported by 4" by 4" wood posts. The south half of the porch also features an open wood railing of 2" by 4" construction. Three single light fixed pane windows also penetrate the east elevation wall. The building's south elevation faces San Juan Avenue. A historic wagon door on this elevation now contains a stained natural brown glass-in-wood-frame door, with a large sidelight. (This door is no longer in use, though, as it is blocked by a wood railing of 2" by 4" construction.) Two non-historic 1x1 horizontal sliding windows, with steel security bars, penetrate the north elevation's upper gable end. One small single-light fixed-pan window penetrates the west elevation.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This building is located at the northwest corner of S. Fir Street and San Juan Avenue near the southern boundary of the Telluride National Historic Landmark District. This building was historically a part of the Telluride Transfer Company complex which occupied the entire east half of Block 17 in Telluride's Original Townsite.

24. Associated buildings, features or objects:

Telluride Transfer Company Building at 200 W. Pacific Avenue (5SM.1620)

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:

Source of information: **Sanborn Insurance maps, August 1886 and February 1893.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps reveal that this building was erected sometime between 1886 and 1893. Its use is labeled "Merch W. Ho." (Merchandise Warehouse) on the 1893 Sanborn map. On the 1899 and 1904 Sanborn maps the building is labeled "Hay and Produce," and on the 1908 and 1922 Sanborn maps it is labeled "Grain Warehouse." By the mid-1890s, the building was part of the Telluride Transfer Company complex which occupied all of the east half of Block 17 in Telluride's Original Townsite.

30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Warehouse**

32. Intermediate use(s): **Commerce and Trade/Warehouse**

33. Current use(s): **Social/Civic (now used by the Telluride Council for the Arts and Humanities)**

34. Site type(s): **Historically a grain warehouse associated with the Telluride Transfer Company.**

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35. Historical background:

This building was erected circa 1890, and by the end of that decade it was associated with the Telluride Transfer Company. This warehouse was one of several buildings and structures established by the Transfer Company in the east half of Block 17. By the early 1900s, the Transfer Company's complex also included the firm's main stone building at the southwest corner of Fir Street and Pacific Avenue (5SM.1620), along with a blacksmith shop (converted into an auto repair shop by 1922), a wagon shed, a hay shed, another warehouse building, and corrals.

The Telluride Transfer Company facility served as the region's central shipping and receiving point for mining and building equipment, coal, agricultural products, wagons and carriages, horses and mules, and any and all other supplies. Goods received by rail were sold or transferred through the facility to the nearby mines and mills, as well as to the town's merchants, building contractors, and others. In addition to acting as a shipping and receiving center, the company also hauled a variety of freight, including mining supplies, coal and mail. Telluride business directories indicate that the Telluride Transfer Company was in business until the mid-1950s. This building currently houses the "Strong House Studios," a program of the Telluride Council for the Arts and Humanities.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Telluride Suffers Most Destructive Fire For Years." *Telluride Daily Journal*, November 21, 1905, p. 1.

Telluride Daily Journal, June 14, 1906, p. 3.

"A \$10,000 Stone Building." *Telluride Daily Journal*, June 28, 1906, p. 11.

Telluride Daily Journal, July 3, 1906, p. 3.

"Transfer Company's Stone Barn." *Telluride Daily Journal*, November 15, 1906, p. 7.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000, p. 136.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. *Historic Building Inventory Record*, May 1986.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ Does not meet any of the above National Register criteria.

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Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- ☒ 7-505.A.4. The structure has a unique historical significance beyond a local level
- ☒ 7-505.A.5. The parcel was the site of an important historic event or activity
- ☒ 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Commerce, Industry**

40. Period of significance: **1878-1913**

41. Level of significance: National: ☒ State: Local:

42. Statement of significance:

This building is historically significant for its association with the Telluride Transfer Company, and by extension with the commercial, residential, and industrial development of Telluride, and the nearby mines, mills, and smaller mining towns. The building is also architecturally significant for the craftsmanship shown in the construction of its sandstone walls. Although it has lost a small measure of integrity, and is suffering badly from neglect, this building should be considered a contributing resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Some window openings are not historic or have been changed, and the original wagon door facing San Juan Avenue on the south elevation has been altered. The building, though, still clearly contributes to the district's historic character.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing to District**

45. Is there National Register district potential? Yes ☒ No

Discuss: **This property is located within the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒

46. If the building is in existing National Register district, is it: Contributing ☒ Noncontributing N/A:

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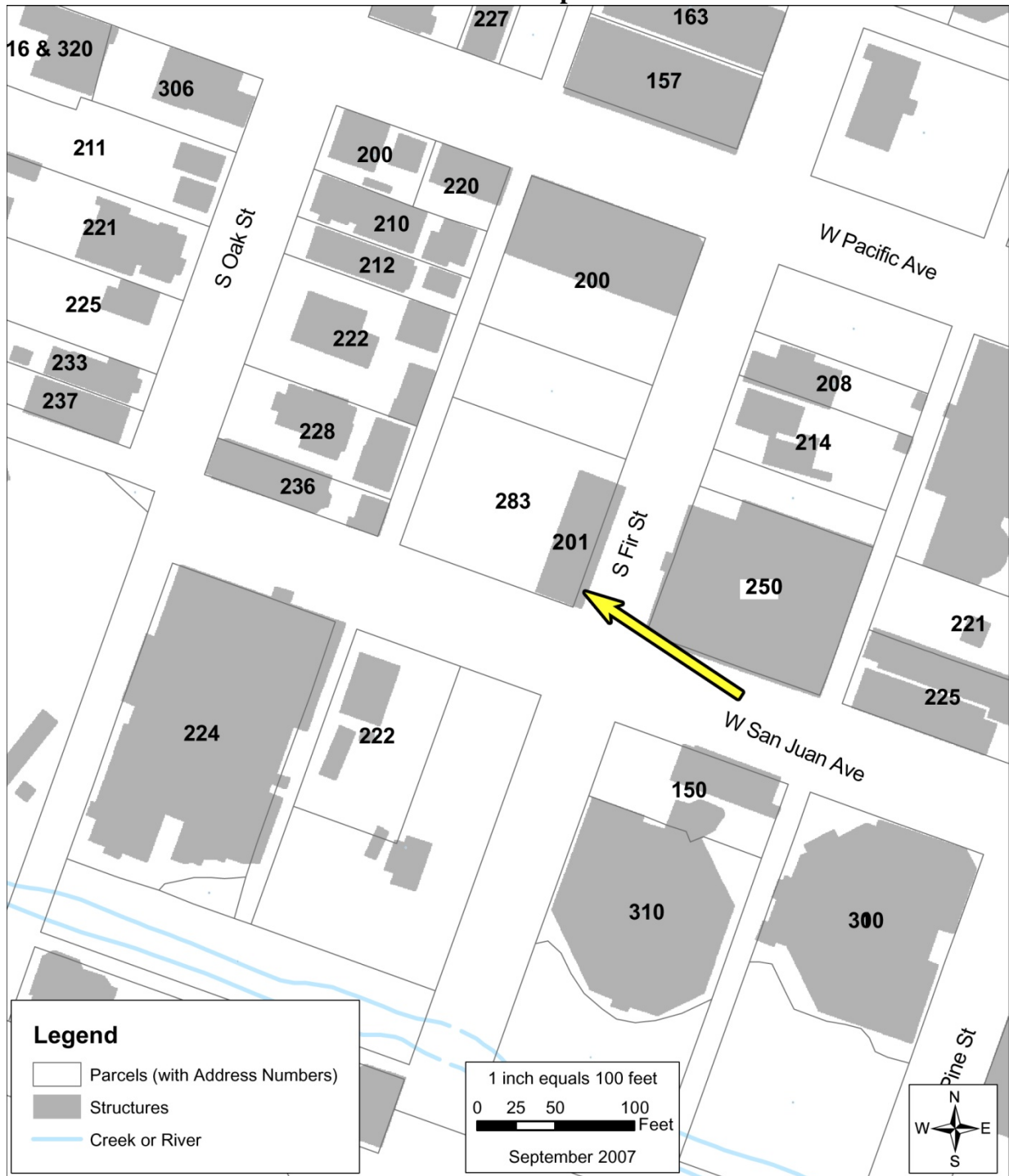
VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #, Images	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	08/31/2007; revised 4/10/2012		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams		Telluride, CO 81435
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

